



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
JUNE 25, 2009  
(Approved as amended 7/09/09)**

**PRESENT:** Chairman Craig Francisco; Frank Bolton, Vice Chairman; Tom Clow, Exofficio; George Malette, Secretary; Neal Kurk; Naomi Bolton, Land Use Coordinator

**GUESTS:** James Lombardi, Attorney; Scott Pollister, RF Engineer; Shannon McManus, KJK Wireless; Ivan Pagacik, IDK Communications; Susan Roberts

**I. CALL TO ORDER:**

Chairman Craig Francisco called the meeting to order at 7:05 PM at the Weare Town Office Building.

**II. PUBLIC HEARING:**

NEW CINGULAR WIRELESS (OWNER: JOHN J. MOODY) – SITE PLAN REVIEW (CONTINUED HEARING), FOREST ROAD, TAX MAP 411-290:

Chairman Francisco opened this hearing at 7:06 PM. James Lombardi, attorney standing in for Doug Wilkins was present. Scott Pollister, an RF engineer for AT & T and Shannon McManus from KJK Wireless were also present. The application was accepted as complete in March of 2009. The balloon test and site walk was done in April of 2009. They have submitted an RF study. The board is still in need of the survey plan being signed by a licensed surveyor. Scott Pollister the RF engineer for AT & T gave his presentation. Neal Kurk asked about underground utilities and on the board confirmed that on the newest version of the site plan the utilities coming in from Forest Road are to be underground. Ivan Pagacik from IDK Communications (the Town's RF engineer) went through his review of the application. Chairman Francisco stated that he went through this application over the past couple of nights and came up with a short list of outstanding items which are as follows:

- Article 32.11 noting the Town use he would like to see a note on the plan indicating such
- Bonding for removal plus 15% (AT & T will get that bond amount to us)
- Article 32.11 needs to be addressed further specifically as the correspondence regarding the Town installation of equipment (they object).

- Signature of surveyor on the site plan
- When you pull into the sight to the right of the access road needs to be stabilized, loamed and seeded when the project is done.
- Article 32.4.4 requires the tower to be camouflaged – board would like to see picture of proposed tower
- Article 32.7.1 F buffer (applied for a variance to be acted upon July 7<sup>th</sup>)
- Article 32.7.3 equipment shelters – board would like to see picture of proposed buildings
- Picture of what the final tree will look like that they will be installing (Shannon McManus will get a couple of different pictures)
- State of NH Wetlands permit

Frank Bolton moved to continue this hearing to July 30, 2009; Tom Clow seconded the motion. Vote: all in favor. Chairman Francisco closed this hearing at 8:35 PM.

### **III. OTHER BUSINESS:**

JUNE 11, 2008 MINUTES: George Malette moved to approve the June 11, 2009 minutes as written; Neal Kurk seconded the motion. Vote: unanimous in favor except for Tom Clow who abstained.

JULY 30<sup>TH</sup> MEETING: George Malette wanted to inform the board that he will not be there for the July 30<sup>th</sup> meeting.

NEXT WORK SESSION: Frank Bolton stated that he would like to start working on some items that the Conservation Easement subcommittee brought up. The #1 topic he would like to start working on would be the changing of the regulations that addresses cluster ordinances. The current regulations say that they can request or require applicants to cluster. He felt it could be handled by requiring clusters but allowing the Planning Board to allow traditional subdivisions. The current regulations make it more difficult to work with those that are required and those that are requested.

UPDATE THE MASTER PLAN: George Malette stated that he wants to check with Southern NH Planning Commission (SNHPC) to see what needs to be done to properly update the current changes that have been made. Naomi will check with SNHPC.

### **IV. ADJOURNMENT:**

As there was no further business to come before the board, Tom Clow moved to adjourn at 8:40 PM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator